

047.0

0006

0009.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

Total Card / Total Parcel

1,007,900 / 1,007,900

USE VALUE: 1,007,900 / 1,007,900

ASSESSED: 1,007,900 / 1,007,900


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		NEWTON RD, ARLINGTON

OWNERSHIP

Unit #: _____

Owner 1: MIANO JOHN F & ROSEMARIE L -

Owner 2: LIFE ESTATE

Owner 3: _____

Street 1: 16 NEWTON RD

Street 2: _____

Twn/City: ARLINGTON

St/Prov: MA Cntry: _____ Own Occ: Y

Postal: 02474 Type: _____

PREVIOUS OWNER

Owner 1: MIANO JOHN F & ROSEMARIE L -

Owner 2: -

Street 1: 16 NEWTON RD

Twn/City: ARLINGTON

St/Prov: MA Cntry: _____

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .118 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2532 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt	3	22
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5131		Sq. Ft.	Site		0	80.	1.12	1									459,142						459,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
104	5131.000	543,700	5,100	459,100	1,007,900	
Total Card	0.118	543,700	5,100	459,100	1,007,900	Entered Lot Size
Total Parcel	0.118	543,700	5,100	459,100	1,007,900	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	398.06	/Parcel: 398.06	Land Unit Type:

 APPRAISED: 1,007,900 / 1,007,900
 USE VALUE: 1,007,900 / 1,007,900
 ASSESSED: 1,007,900 / 1,007,900

User Acct	33626
GIS Ref	
GIS Ref	
Insp Date	
11/30/18	

USER DEFINED	
Prior Id # 1:	33626
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/29/21	23:55:16
LAST REV	
Date	Time
11/17/21	11:14:55
mmcmakin	
4015	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MIANO JOHN F &	60038-525		9/19/2012	Convenience		10	No	No	
	13173-325		4/1/1977		42,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2018	MEAS&NOTICE	CC	Chris C
4/16/2009	Measured	163	PATRIOT
3/1/2000	Meas/Inspect	270	PATRIOT
8/17/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA _____

